

John Boardman
Sunny Cottage
The Thatchway
Rustington
BN162BN

Your Ref: OWPC20026
Our Ref: R/188/18/HH 25-07-2018
Please ask for:
Zac Denton

24th September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

One & two storey extension to (South) side & rear (East)
81 Sea Avenue Rustington

Thank you for your internet representation made on 22nd September 2018 which has been recorded as '**an objection**' with the comments as follows:

I write to object to the above planning application at 81, Sea Avenue.

My objections are as follows;

1.Plans .

The plans as submitted are inaccurate. They have been copied directly from the very similar application lodged in 2015. Ref R/114/15/HH.

In the intervening period, there have been material changes to the North elevation and garden area. In addition, an interior wall has been removed. It would seem that the agent has not updated the site plans.

This should invalidate the application. Arun District Council should NOT be approving planning applications based upon inaccurate information.

2.Trees .

The previous application (Reference as above) was approved conditionally. The new plans seek permission to develop a larger area and the necessary foundations work will impact heavily on the current trees and hedges. If the new application were to be approved, the same conditions need to apply. I have a real concern that the groundworks work will cause damage and that there will then be the need to replace the existing trees and hedges with much younger, smaller items, causing a loss of privacy and impacting on the general appearance of the area.

In particular there is a large, mature Magnolia tree (30+ feet tall) which has stood at least since 1936 for which there is photographic evidence. The proposal shows that the East elevation two storey and single

extension will only leave 800 mm between the extension wall and the boundary fence, meaning that this is incompatible with the retention of this distinctive tree. Should the Magnolia have to be felled, the applicant's privacy will also be impacted because the balcony will be visible from a number of nearby properties.

3. Flood Risk

The addition of two new shower rooms and occupancy will increase the output of surface water.

In addition, a large area of the garden at the North elevation has been given over to hard landscaping since the last application, making the absorption of surface water more difficult. The application makes no reference to additional soakaways or drainage and so increases the potential flooding risk in this HIGH RISK area.

Can I remind you that extensive flooding of the area took place in 2012 and the photographic evidence of the impact is being delivered to your offices on Monday.

This application is based on inaccurate information, risks distinctive trees that part of the "fee" of the estate and increases the already "HIGH" flood risk.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning